

Minutes of the November 15, 2006 meeting,
Lovettsville Room
Loudoun County Government Center
1 Harrison Street, S.E., Leesburg, Virginia

Members Present:

Chairman Helen Casey,
Vice Chairman Joan Rokus,
Steve Combs-Lafleur,
Lynn Gibson,
John Isom (by proxy),
Benjamin Lawrence,
Mark Peterson,
Kurt Erickson,
Phil Daley

Anne Larson, Liaison to Friends of Catoctin Creek

Members Absent:

Lynn Gibson

Advisors Absent:

Michael Sawyer

County Staff Present:

Marchant Schneider, Department of Planning
Marie Genovese, Department of Planning,
Brian Fuller, PRCS
Mark Novak, Recording Secretary, PRCS
David Ward, Building and Development

Guest:

Benjamin Leigh, Atwill and Leigh
Britty Schulz, National Capital Presbyterian Inc.
Steve Robin, Woodpecker SPEX 2006
Jim Lillard, Woodpecker SPEX 2006
Travis Chewning, Luck Stone
Dennis Humenik, Past Committee member
Amanda Morgan, Dr. G Sauer Corporation
Juergen Laubrichler, Dr. G Sauer Corporation

Chairman's Business

Chairman Helen Casey called the meeting to order at 1:00 p.m. The next order of business was introductions followed by Chairman Casey request motion to accept September's minutes. Motion moved, Vice Chairman Joan Rokus, second

Benjamin Lawrence, motion passes. The next meeting was scheduled for Wednesday January 10, 2007 1:00 p.m. in the Lovettsville Room.

Next order of business: Luck Stone Tunnel

Travis Chewning and Mark Peterson of Luck Stone, update the committee on the Luck Stone tunnel process proposed under Goose Creek. Mark emphasized that they are in the very early stages and at some point and time will be talking to the County on the process. To date they do not have approval from the County to construct a tunnel under Goose Creek. Chairman Casey provided a brief for those who were not familiar with the project. She then went on to explain that Luck Stone was proposing to construct a tunnel in place of a bridge over the Creek which was approved back in the 1990's.

Travis introduced Amanda Morgan and Juergen Laubrichler with Dr. G Sauer Corporation consultants for the tunnel. Dr. G Sauer Corporation was the consultant on a previous project for Luck Stone using a similar tunnel for their Leesburg Quarry operation. Amanda and Juergen provided a PowerPoint presentation outlining an overview of the project, tunneling process, and Implementation and monitoring techniques. Amanda outlined the design and layout of the tunnel, how the location of the tunnel is chosen and techniques used such as geophysical exploration to determine the base of bedrock for the tunnel. Amanda went on to explain that the geotechnical testing (test holes) revealed mostly competent rock (Diorite), some fracture zones, however, the most important thing was there was no water observed in the bore holes.

Juergen outlined the tunneling method that will be used, New Austrian Tunneling Method, Sequential Excavation Method (NATM/SEM) and Sprayed Concrete Lining (SCL). He explained the construction sequence that will be used: smooth blasting, ground support, rock bolt installation, instrumentation and monitoring. It is anticipated that it would take 6 months for the construction of the tunnel.

Members of the committee raised questions and concern on potential flooding of the tunnel due to natural weather conditions, possible impact to the W&OD Trail and if the Northern Virginia Regional Park Authority had been contacted. Travis pointed out that should the tunnel flood it would flood the lower quarry proposed and have minimal impact on surrounding areas. He reemphasized that they are in the very early stages and when the plan is submitted to the County for review/approval the appropriate agencies will be notified for comments. A copy of the PowerPoint was requested by the committee.

Next order of business: Meadowkirk SPEX 2004-0031

Benjamin Leigh attorney for Meadowkirk provided an update on the project and laid to rest rumors of development beyond the original concept for the site. Ben presented a brief background and review of the property formally known as Delta

Farms and National Capital Presbytery Inc. (NCPI). NCPI is charged with the oversight and management of the churches and mission activities of a group of over 100 Presbyterian churches located within the Washington Metropolitan area. NCPI had property in Gainesville, Virginia (Camp Glenkirk) however it became too urban for their needs. They began looking for a new site which would provide a rural setting; Delta Farms presented such an opportunity and was purchased in 2003 for a church/camp retreat.

Ben acknowledged that he has received several inquiries on potential development occurring on the property. He went on to dispel any such rumors that the property had or is in the process of developing residential units other than what has been approved under the special exception (SPEX 2004-0031). Ben did point out that there is development activity taking place north of the property across Goose Creek by the name of Marble Hill Estates. NCPI was notified as an adjacent landowner that residential lots were being proposed; the plan is now pending before the Virginia Marine Resource Commission (VMRC). Chairman Casey pointed out that a meeting was scheduled for the morning of November 15, 2006 between VMRC, adjacent landowners and County staff; however, VMRC did not show up. Ben stated that NCPI was not notified of the meeting and in general had concerns with potential development or any crossing in the vicinity of the Meadowkirk camp/retreat. Ben reemphasized that NCPI has no plans to develop the property as a residential subdivision. He did point out that two (2) prefab homes have been constructed at the northwest end of the property for staff housing which had been approved.

Chairman Casey mentioned that one of the questions that had come up was the amount of activity and road building which looks like an entrance to a new subdivision. Ben responded that NCPI has been working with County staff and has gotten preliminary design and grading permits approved for the road network and the entrance to the property required a large area at the throat due to required sight distance.

Next order of business: Woodpecker, LCC SPEX 2006-0011

Marchant Schneider project manager with the planning department provided a brief background on special exception 2006-0011 Woodpecker, LLC application pending the Planning Commission approval. The Applicant is proposing a distribution facility for use by Southern States to supply heating oil, liquid propane and gasoline to Southern States customers in the region. The proposed site is located on the east side of Cochran Mill Road approximately ¼ mile south of the W&OD Trail. The facility will include six (6) 35 foot above-ground 30,000 gallon heating oil and gasoline storage tanks (35 feet), two (2) above-ground 30,000 liquid propane tanks, associated loading and off-loading areas, and a 3,800 square foot office facility.

The proposed site is surrounded by Philip Bolin Park to the west, Luck Stone Quarry south and east, and commercial/industrial uses to the north. Sycolin Creek and an unnamed tributary border the eastern and northern boundaries of the property. Sycolin Creek feeds into the Goose Creek which is just under a mile from the property.

Steve Robin, attorney for the applicant and Jim Lillard with Southern States were present to answer questions. Committee members had several concerns and questions ranging from:

- Facility operations;
 - Hours
 - Function of the facility
- Quarry operations (blasting) effect to the facility;
- Containment - of bulk oil/gasoline should all tanks fail at the same time,
- Security
 - how will the facility be monitored day/night;
- Emergency response plan;
- Transportation of the product along Cochran Mill Road
 - how many trips a day
 - existing commercial traffic

Ben Lawrence asked that the tanks be placed below grade with an earthen berm around the entire facility to hold a major spill within.

Steve Robin explained that excavation in the area would most likely encounter diabase rock given the proximity to the quarry.

Jim Lillard talked the committee through several of the facilities safety and containment features. Jim mentioned standards that applied are the National Fire Prevention Association (NFPA) recognized by the state of Virginia as part of the building code, The Virginia Department of Environmental Quality Review (DEQ) for safety and construction of the tanks and facility, Loudoun County Building and Development and Fire and Rescue also have reviewed.

Marchant concluded his briefing on the application, explained that he brought this to the committee to inform them that this is happening nearby and wanted get their reaction as they were not originally sent a referral. Requested that if the committee had concerns they formalize them, and he would include them in his report.

Chairman Casey thanked Marchant and the Applicant for briefing the committee and told the Applicant that her biggest concern was that the site was in a very sensitive area and he was bringing something that was not. She asked that the applicant to do everything they could do and a little bit more.

After the applicant left Chairman Casey asked the committee for a consensus on what type of referral the committee was prepared to write. She asked for the committees concerns/ideas.

Ben

- The design of the facility proposed is a prototype of an existing facility and does not necessarily reflect the concerns or input for what is good for Loudoun County.
- Would like to see tanks lower in the ground, not on the surface. Tanks should be at least half or three quarters of the way below the surface grade.

Helen

- Excavation in this area could be a problem given it's location near the Quarry; the area most likely contains diabase rock.

Joan

- Placing tanks in the ground may not be a good idea, hard to monitor should leaks occur.
- Economic issue, how much tax money will be brought to the area with a facility of this type?
- Limited areas where this type of facility can go based on the zoning.
- Concerned with visual look of facility and its impact to surrounding area.
- Homeland security, facility of this type has great potential for someone to do harm.
- Traffic study.

Others

- Questioned that it was to be moved from its current site in Leesburg.
- Why is this facility type being placed next to a floodplain, is there no other place it can be located.
- Transportation
- Containment

After several minutes of discussion Chairman Casey concluded that the main issues to be included in the referral from the committee were:

1. Containment capacity - design for containment be able to hold contents of all six tanks (fuels on site) under the worst case scenario where all tanks failed at the same time.
2. 24 hour surveillance.

All committee members' are in agreement.

Next order of business: Ridgewater Park ZMAP 2005-0028

Marchant Schneider project manager with the planning department provided an update on the ZMPA application pending the Planning Commission approval. The project is south of the Woodpecker project; Luck Stone quarry is to the east

and north, southern boundary is the Dulles Greenway; majority of the western border is Sycolin Road, Cochran Mill Road is along the north. The committee has already provided a referral. The project is proposing almost 2,000 residential units consisting of single family attached/detached and multi-family. The Goose Creek reservoir is to the east. Office space is the INOVA Life Center, a retail component, two community centers and a school site off the Dulles Greenway and park along the Goose Creek. A 1000 foot setback has been provided for along the Goose. Chairman Casey asked where the 1000 foot setback was in relation to the quarry. Mark Peterson explained that an MRHI property which the quarry is zoned would have to be 1000 feet from the nearest resident. However, when the quarry was approved there was no residential adjacent to the quarry. The quarry is approved for 200 feet of the property line. This application is not required under its zoning classification to provide any buffer from the quarry. Chairman Casey recalled working on the north Goose Creek area, on the other side of the creek. The people who owned property above Arlington Quarry were suddenly within the 1000 foot setback. The person who was planning to do something with his property ended up putting in a storage facility because that's all he was allowed. Chairman Casey feels this is another inconsistency with the County. Marchant stated that he wanted the committee to understand that the politics of the commissions and the board are unpredictable at this time. The density for this project being proposed is ten times the amount allowed for by the comprehensive plan, not knowing how the politics will fall, staff felt it was prudent to start talking with the applicant and tell them there are other factors they will need to deal with besides the density: the proximity to Goose Creek Reservoir which will directly serve this project in terms of water; high diabase soil content so infiltration will be low; and the comprehensive plan states residential development will not encroach on the Luck Stone Quarry. While the zoning does not required them to buffer from the quarry however, you have the comprehensive plan saying Luck Stone Quarry is a major economic driver and it needs to be preserved and not let development encroach on it. There have been several meetings with the applicant to work on these issues; the applicant will be revising the application shortly.

Next order of business, Anne Larson presented to the committee a display board showing activities and projects the committee has been involved with over the years.

There being no further business of the Committee, the meeting was adjourned at 3:15 p.m.

Respectfully Submitted,

Mark A. Novak, ASLA, PRCS